

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

August 17, 2020  
7:00 P.M.

VIRTUAL MEETING TO BE HELD VIA ZOOM

**AGENDA**

This meeting will be shown live on Cox Channel 16 and streamed live at <http://www.channel16.org/CablecastPublicSite/watch/1?channel=1>. Individuals who wish to speak at the meeting must complete a Request to Speak form, available at <https://manchesterct.seamlessdocs.com/f/RequestToSpeakPlanning>. These individuals will need to join the Zoom meeting and will be allowed to speak when directed by the Chairman. Zoom meeting information will be sent to individuals who request to speak. Only individuals requesting to speak will be allowed to join the Zoom meeting.

**PUBLIC HEARING:**

1. **WALTER LANDON** – Zone change from Residence A zone to Planned Residential Development zone at [321 Oakland Street](#) (a.k.a. 321-1/2 Oakland Street) and [27 Lillian Drive](#).
  - PRD Zone Change & Preliminary Site Development Plan (2020-007)
2. **AMBER PROPERTIES, LLC** – To amend the Comprehensive Urban Development (CUD) zoning regulations at Art. II, Sec. 8 to allow light industrial uses in the zone.
  - Zoning Regulation Amendment (2020-047)

**NEW BUSINESS:**

1. **WALTER LANDON** – Zone change from Residence A zone to Planned Residential Development zone at [321 Oakland Street](#) (a.k.a. 321-1/2 Oakland Street) and [27 Lillian Drive](#).
  - PRD Zone Change & Preliminary Site Development Plan (2020-007)
2. **AMBER PROPERTIES, LLC** – To amend the Comprehensive Urban Development (CUD) zoning regulations at Art. II, Sec. 8 to allow light industrial uses in the zone.
  - Zoning Regulation Amendment (2020-047)
3. **PATRICIA FABY HAYES** – Request five-year extensions of the existing Inland Wetlands Permit (2015-063) and Erosion & Sedimentation Control Plan (2015-064), with no changes from prior approvals, at [1555 Tolland Turnpike](#).
  - Extension of Previously Approved Inland Wetlands Permit (2020-039)
  - Extension of Previously Approved Erosion & Sedimentation Control Plan (2020-040)

4. **PPF WE 1339 TOLLAND TURNPIKE LLC** – To expand access driveways and truck parking, and install security gate houses and a fleet fueling station at [1339 Tolland Turnpike](#).
  - Special Exception Modification (2020-042)
  - Erosion and Sedimentation Control Plan (2020-043)

5. **ADMINISTRATIVE REPORTS**

6. **APPROVAL OF MINUTES**

- July 20, 2020 – Public Hearing/Business Meeting
- August 3, 2020 – Business Meeting

7. **RECEIPT OF NEW APPLICATIONS**